

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, January 23, 2020 at 6:00 p.m. at the City Hall. Commission members present were Vice Chairman Genneva Blanchard, Bryant Jensen, Craig Browne, Lou Best, Lyle Earl, Steve Hurd and Greg Baptist. Chairman Ted Black was excused. City Council members present were Ken Phippen and David Chugg. Staff present was Lindsay Afuvai. Visitors present: see attached list.

6:00 p.m. – Work Session to discuss possible ordinance changes

The Planning Commission held a work session to discuss ordinance changes.

#1 – Call to Order – Chairman Ted Black

Vice Chairman Genneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Lou Best led in the Pledge of Allegiance.

b. Prayer

Lyle Earl offered a prayer.

#3 – Business Items

a. Report from City Council

Ken Phippen reported the City Council held public hearings regarding adjustment a common boundary with Marriott-Slaterville City and to consider adjusting the 2019-2020 Budget to complete storm water projects that were approved last year. The Council then approved an ordinance adjusting the mutual boundary between Farr West City and Marriott-Slaterville City, approved the 2019-2020 Budget adjustment, approved the vacation of a previously dedicated roadway located at 2546 West 3100 North, granted final approval of the Happy Days Subdivision Phase 1, approved a sign for Marsh Construction, re-appointed Ted Black as Planning Commission Chairman and appointed Genneva Blanchard as Planning Commission Vice Chair. The Council then paid the bills, reported on assignments and adjourned.

b. Open public hearing to consider the request of a conditional use permit for a secure service and storage facility located at 3284 North 2000 West, parcel number 19-124-0005 – Brinton Neff

LOU BEST MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A SECURE SERVICE AND STORAGE FACILITY LOCATED AT 3284 NORTH 2000 WEST., PARCEL NUMBER 19-124-0005. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

Jim Flint stated Mr. Neff has two parcels, a five acre parcel and a two acre parcel. Jim stated Mr. Neff had come in last year and received a conditional use permit for storage units on the five-acre parcel and he is now seeking a conditional use permit for the same on the two-acre parcel. Craig Browne asked if there would be actual buildings or if it would be open storage. Jim stated about ninety percent would be buildings with about ten-percent open storage. Mr. Neff stated it would all be gravel. Jim stated they would also like to have a non-binding discussion after the public hearing on the site plan proposal. David Chugg asked what the setbacks are in the M-1 zone. Jim stated there is no rear setback and that there is a twenty-foot setback with a required buffer on the front.

- c. Close public hearing and proceed with regular meeting

BRYANT JENSEN MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

- d. Recommendation to City Council of a conditional use permit for a secure service and storage facility located at 3284 North 2000 West, parcel number 19-124-0005 – Brinton Neff

Craig Browne stated he would like to see a condition that the open storage be hidden from view on 2000 West. Lou Best read from the code regarding open storage and the requirement of a site securing fence. Mr. Neff asked about Mountainland Supply and why they were not required to have a fence. Genneva stated she did not think their site plan has been completed. Lou Best then asked about the ten-percent landscaping and where it was proposed on the site plan. Mr. Neff asked if the detention basin would count towards the landscaping. Genneva stated she believed it would. Jim Flint asked about the need for the setback if there is a required buffer. Craig stated there are buildings proposed in the front setback and he is not comfortable with that. Lou stated that they could use that front setback for their landscaping. Greg suggested moving the buildings back twenty feet and use the back of the buildings as the fence, which would also meet the front setback. Mr. Neff asked if they move the buildings back twenty-feet, could a wrought iron fence be

used as the fence. Lou Best and Craig Browne stated they did not feel that would be problem.

CRAIG BROWNE MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT FOR A SECURE SERVICE AND STORAGE FACILITY LOCATED AT 3284 NORTH 2000 WEST, PARCEL NUMBER 1-124-0005. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- e. Set a public hearing for February 13, 2020 to consider the request of a re-zone of the Karyl Lee Munteer Trust property located at approximately 1700 West Farr West Drive – Jim Flint

Jim Flint was present on behalf of the Karyl Lee Munteer Trust property seeking a re-zone of the property in order to consolidate zoning on the parcels from both the R-1-15 zone and A-1 zones to the R-1-15 zone.

LYLE EARL MOTIONED TO SET A PUBLIC HEARING FOR FEBRUARY 13, 2020 TO CONSIDER THE REQUEST OF A RE-ZONE OF THE KARYL LEE MOUNTEER TRUST PROPERTY LOCATED AT APPROXIMATELY 1700 WEST FARR WEST DRIVE, PARCEL NUMBER 19-042-0060, FROM THE A-1 AND R-1-15 ZONES TO THE R-1-15 ZONE. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated January 9, 2020

BRYANT JENSEN MOTIONED TO APPROVE THE MINUTES DATED JANUARY 9, 2020. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

- a. Report on Assignments

Lou Best stated he is collecting information on the possibility of creating an emergency exit on Farr West Drive.

#6 – Public Comments

**Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)*

There were no public comments.

#7 – Adjournment

AT 7:32 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

Geneva Blanchard, Vice Chairman

Date Approved: _____